

# CITRUS PARK

11255-11275 SUNRISE GOLD CIRCLE, RANCHO CORDOVA, CA 95742

**THOMAS NELSON** 

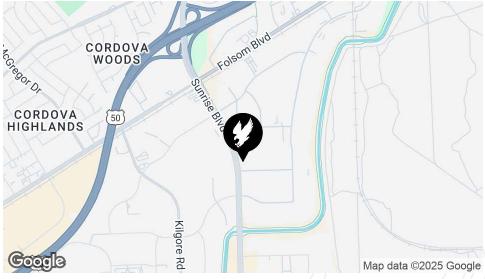
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## **CITRUS PARK**







| Lease Rate | \$1.10-1.25 + NNN |
|------------|-------------------|
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#### PROPERTY OVERVIEW

#### Building #1 -

11255 Unit G/H, 2,662 sf, 50/50 split with warehouse and office space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

#### **OFFERING SUMMARY**

| Building Size: | 18,150 SF         |
|----------------|-------------------|
| Available SF:  | 770 - 2,662 SF    |
| Lot Size:      | 3.89 Acres        |
| Price / SF:    | \$0.00            |
| Year Built:    | 1980              |
| Zoning:        | m-1               |
| Market:        | Rancho Cordova    |
| Submarket:     | Sunrise Submarket |

#### Building #2 -

11265 Unit F, 880 sf and is mainly warehouse with a small office,  $10' \times 12'$  overhead roll-up door, restroom, no warehouse insulation. 11265 Unit H, 880 sf and is mainly warehouse with a small office,  $10' \times 12'$  overhead roll-up door, restroom, no warehouse insulation. 11265 Unit J, 880 sf and is mainly warehouse with a small office,  $10' \times 12'$  overhead roll-up door, restroom, no warehouse insulation. 11265 Unit K, 805 sf and is mainly warehouse with a small office,  $10' \times 12'$  overhead roll-up door, restroom, no warehouse insulation.

#### Building #3 -

11275 Unit G, 770 sf, 50/50 split with warehouse and office space, 10' x 12' overhead roll-up door, restroom, no warehouse insulation.

NNN is \$0.43 /sf

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W W W . A B O R N P O W E R S C R E . C O M

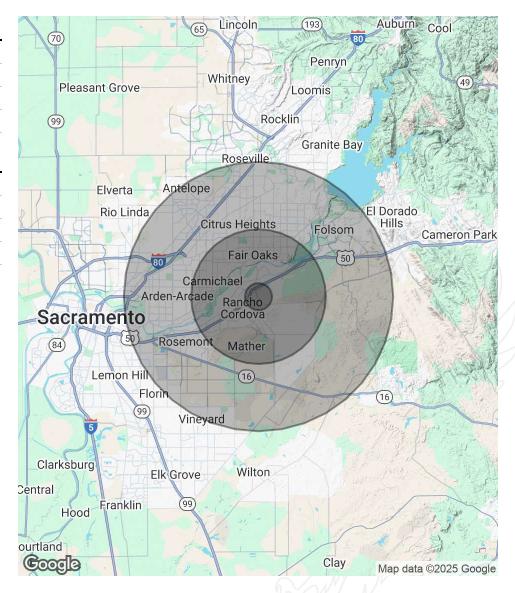
## **CITRUS PARK**



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,410  | 183,515 | 768,881  |
| Average Age          | 41.4   | 40.1    | 38.5     |
| Average Age (Male)   | 41.5   | 38.7    | 37.2     |
| Average Age (Female) | 41.2   | 41.2    | 40.0     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,523     | 72,853    | 298,870   |
| # of Persons per HH | 2.2       | 2.5       | 2.6       |
| Average HH Income   | \$71,971  | \$96,436  | \$90,141  |
| Average House Value | \$268,029 | \$396,619 | \$365,403 |

2020 American Community Survey (ACS)



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